



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for February 21, 1996 to Consider Amending Lodi Municipal Code Chapter 13.12 (Sewer Service) to add "Bakery" to Commercial Categories

MEETING DATE: January 17, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a Public Hearing to adopt an amendment to Lodi Municipal Code Chapter 13.12 (Sewer Service) to add the commercial category "Bakery".

BACKGROUND INFORMATION: On April 19, 1995, the City Council adopted a number of changes to Lodi Municipal Code Chapter 13.12 (Sewer Service). Wastewater discharges from commercial establishments are estimated for billing purposes by factoring a "unit of measure" to the number of employees, seats, or some other appropriate factor. At the April 5, 1995 Council Meeting/Public Hearing, staff shared with the City Council that wastewater discharges from bakeries needed further study and evaluation, and that the matter would be brought back at a future date.

Sampling and testing by City staff showed the wastewater strengths and flows from bakery operations to be much higher than was being estimated under current commercial categories. The results of the staff's monitoring are detailed in the attached memorandum, dated January 8, 1996, from the Assistant Water/Wastewater Superintendent. It is recommended that Commercial Category Number 31, entitled "Bakery", be added to Lodi Municipal Code Chapter 13.12.180.C.2 and that the unit of measure be 1.0 employees per 1.0 sewage service units. Staff has shared this recommendation with the bakeries concerned.

Also recommended is a minor change to replace "wastewater discharge flows" with "wastewater discharges". This will allow for the consideration of wastewater strengths in addition to flows. The attached Exhibit 1 shows the addition of the bakery category and the wording change.


Jack L. Ronsko
Public Works Director

Prepared by Frank Beeler, Assistant Water/Wastewater Superintendent

JLR/FRB/dg

Attachments

cc: City Attorney
Water/Wastewater Superintendent
Assistant Water/Wastewater Superintendent
Alexander's Bakery
Baker's Dozen
Cottage Bakery (School Street)

APPROVED: _____


H. Dixon Flynn -- City Manager



MEMORANDUM, City of Lodi, Public Works Department

To: Public Works Director
From: Assistant Water/Wastewater Superintendent
Date: January 8, 1996
Subject: Bakery Category for Lodi Municipal Code, 13.12, Sewer Service

On April 19, 1995, the City Council adopted a number of changes to the City's Sewer Ordinance (Lodi Municipal Code Section 13.12). Wastewater discharges from commercial establishments are estimated for billing purposes by factoring a "unit of measure" to the number of employees, seats, or some other appropriate factor per Lodi Municipal Code 13.12.180. Due to new wastewater flow and strength data from bakeries, the unit of measure for Sewage Service Unit (SSU) determination for bakeries was under review during the time of the Sewer Ordinance revision.

At the April 5, 1995 Council Meeting/Public Hearing, staff shared with the City Council that wastewater discharges from bakeries needed further study and evaluation, and the matter would be brought back to them at a future date. This memo is the result of staff's further studies and evaluations of wastewater discharges from bakery uses.

BACKGROUND:

In the past, most bakeries have been included in commercial Category No. 23, Lodi Municipal Code (LMC) 13.12.180, along with offices, stores, warehouses, and other users which typically discharge only restroom-type wastewater generated from employees. Category No. 23 bases 1.0 SSU per each eight employees. Bakeries, unlike typical users in Category No. 23, have been found to discharge significant quantities of process wastewater in addition to employee restroom wastewater.

Bakeries which have restaurant/cafe type seating and bake for retail sale in the store, have been classified as Category No. 15, Eating places, seating and take-out. Category 15 bases 1.0 SSU per each 7 seats. A review of sewage service charges for those establishments show them to be fairly assessed and no changes are recommended.

Category No. 17 was also used for a bakery in Lodi which had no seating, but only counter sales. Category No. 17 is for Eating places, take-out only, which assesses 1.0 SSU per each 5 employees.

In February, 1992, a new bakery-type operation, La Campana Foods, started up in Lodi. La Campana Foods was classified as a High Strength User when starting service with the City. La Campana Foods capacity fees and initial monthly sewage service billings were based on their estimates of process wastewater flows and

strengths. After a year at full operation, the discharge was monitored for strength and volume. The monitoring, performed from July 1994 through October 1994, showed wastewater discharges that were magnitudes higher in strength than La Campana had originally estimated.

It was then decided to also monitor other bakery operations for discharge flows and strengths. To be monitored, the bakery had to have both a suitable location for sampling and a separate water meter to estimate wastewater discharge volumes. In addition to La Campana, bakeries meeting the criteria that were monitored (from November 1994 through April 1995) were; Alexander's Bakery on Lodi Avenue, Cottage Bakery on Neuharth Drive, and Cottage Bakery on School Street.

RESULTS AND RECOMMENDATIONS:

The results show wastewater discharges from these bakeries to be much higher than from typical dischargers in Categories No. 15, 17, and 23. EXHIBITS A1 and A2 summarize monitoring data, show calculated sewage service charges, and compare discharges with the number of employees. Two of the bakery operations, La Campana Foods and Cottage Bakery-Neuharth Drive have very high volume and strength discharges which classifies them as High Strength Users per LMC 13.12.

(High Strength Users are charged by the actual quantity of wastewater discharges. Normally at the end of each calendar year the wastewater discharges and the number of employees from High Strength Users are used to calculate the monthly sewage service charges for the following year. Any significant increases in wastewater discharges or number of employees may also warrant additional capacity fees at the current rate per LMC 13.12.215.C.)

Based on the data for the monitored bakery operations at which flow data and process wastewater sampling could be performed, it is recommended that a new commercial category for bakeries be established. Bakeries would be classified as such if, for example, they produce for sale outside the bakery location, have little or no seating, or monitoring warrants the category.

Although the actual monitoring data from the bakeries suggest 1.0 SSU per less than 0.5 employees may be warranted, it is conservatively recommended the 1.0 SSU per 1.0 employee be used (EXHIBIT B). Also shown in EXHIBIT B is the estimated impact of this new category on monthly sewage service charges on the known bakery operations in Lodi. Any business disputing the charges may request to have their discharges monitored (LMC 13.12.260). (No additional capacity fees would be charged existing bakery operations due an increase in SSU's caused only by the conversion of SSU's to the new bakery category.)

RECAP OF RECOMMENDED CHANGES:

Category No. 31 be added to LMC 13.12.180.C.2 to be called "Bakery".

The Unit of Measure for Category No. 31 be 1.0 SSU per 1.0 employee.

Bakeries Affected by

<u>New Bakery Category</u>	<u>Current Monthly Rate</u>	<u>New Monthly Rate</u>
Alexanders	\$ 7.12	\$ 56.96
Cottage Bakery-School St	\$ 21.36	\$170.88
Bakers Dozen	\$ 7.12	\$ 32.04

In November 1995 the bakeries listed above have been sent a copy of the monitoring results which included the recommended changes and the corresponding new monthly sewer rates. To date we have not received any negative comments from the affected bakeries.

If you have any questions concerning the monitoring or our recommendations, call me at Extension 443 or Laboratory Services Supervisor Mike Schafer at Extension 868.



Frank Beeler
Assistant Water/Wastewater Superintendent

FB/dsg

Attachments

cc: Water/Wastewater Superintendent
Laboratory Services Supervisor

City of Lodi, Public Works Department

Cottage Bakery - 40 E. Neuharth

BOD mg/L = 6550

SS mg/L = 1620

Est. Flow MGY* = 2.683

	mg/L	MGY	x 8.34	/ 1000		1000 lbs
BOD 1000 lbs =	6550	2.683	x 8.34	1000	=	146.6
SS 1000 lbs =	1620	2.683	x 8.34	1000	=	36.2

YEARLY SEWAGE SERVICE FEES:

Process Wastewater				\$ / Year	
Flow	2.683 MG	X	\$411.02	=	\$1,102.77
BOD	146.6 1000lbs	X	\$201.14	=	\$29,487.12
SS	36.2 1000lbs	X	\$164.42	=	<u>\$5,952.00</u>
Process Wastewater Annual Total:					\$36,541.89
Employee Usage	/8 = SSU		\$ / SSU		
No. Employees	95	11.875	X	\$ 85.42	= <u>\$1,014.36</u>
Annual Total:					\$37,556.25

Employees per SSU:

Annual \$	\$/Yr/SSU	Employees	Employees/SSU
\$37,556.25	/ 85.42	/ 95	= 0.22

* Estimated flow uses the metered intake and subtracts for employee usage, irrigation, evaporation, and use in product. (appx. 55%)

Cottage Bakery - School St.

BOD mg/L = 4060

SS mg/L = 920

Est. Flow MGY* = 0.264

	mg/L	MGY	x 8.34	/ 1000		1000 lbs
BOD 1000 lbs =	4060	0.264	x 8.34	1000	=	8.9
SS 1000 lbs =	920	0.264	x 8.34	1000	=	2.0

YEARLY SEWAGE SERVICE FEES:

Process Wastewater			\$/Year		
Flow	0.264 MG	X	\$411.02	=	\$108.51
BOD	8.9 1000lbs	X	\$201.14	=	\$1,790.15
SS	2.0 1000lbs	X	\$164.42	=	<u>\$328.84</u>
Process Wastewater Annual Total:					\$2,227.50
Employee Usage		/8 = SSU	\$ / SSU		
No. Employees	24	3.000	X	\$ 85.42	= <u>\$256.26</u>
Annual Total:					\$2,483.76

Employees per SSU:

Annual \$	\$/Yr/SSU	Employees	Employees/SSU
\$2,483.76	85.42	24	= 0.83

* Estimated flow uses the metered intake and subtracts for employee usage, irrigation, evaporation, and use in product. (appx. 55%)

City of Lodi, Public Works Department

Alexanders Bakery - Lodi Ave.

BOD mg/L =	1600
SS mg/L =	1020
Est. Flow MGY* =	0.64

	mg/L	MGY	x 8.34	/ 1000		1000 lbs
BOD 1000 lbs =	1600	0.64	x 8.34	1000	=	8.5
SS 1000 lbs =	1020	0.64	x 8.34	1000	=	5.4

YEARLY SEWAGE SERVICE FEES:

Process Wastewater			\$ / Year			
Flow	0.64 MG	X	\$411.02	=		\$263.05
BOD	8.5 1000lbs	X	\$201.14	=		\$1,709.69
SS	5.4 1000lbs	X	\$164.42	=		<u>\$887.87</u>
Process Wastewater Annual Total:						\$2,860.61
Employee Usage			/8 = SSU			
No. Employees	8	1.000	X	\$ 85.42	=	<u>\$85.42</u>
Annual Total:						\$2,946.03

Employees per SSU:

Annual \$	\$/Yr/SSU	Employees		Employees/SSU
\$2,946.03	85.42	8	=	0.23

* Estimated flow uses the metered intake and subtracts for employee usage, evaporation, and use in product (no irrigation). (appx. 60%)

La Campana

BOD mg/L =	5460
SS mg/L =	4090
Est. Flow MGY * =	0.765

	mg/L	MGY	x 8.34	/ 1000		1000 lbs
BOD 1000 lbs =	5460	0.765	x 8.34	1000	=	34.8
SS 1000 lbs =	4090	0.765	x 8.34	1000	=	26.1

YEARLY SEWAGE SERVICE FEES:

Process Wastewater			\$ / Year			
Flow	0.765 MG	X	\$411.02	=		\$314.43
BOD	34.8 1000lbs	X	\$201.14	=		\$6,999.67
SS	26.1 1000lbs	X	\$164.42	=		<u>\$4,291.36</u>
Process Wastewater Annual Total:						\$11,605.46
Employee Usage			/8 = SSU			
No. Employees	35	4.375	X	\$ 85.42	=	<u>\$373.71</u>
Annual Total:						\$11,979.17

Employees per SSU:

Annual \$	\$/Yr/SSU	Employees		Employees/SSU
\$11,979.17	85.42	35	=	0.25

* Estimated flow uses the metered intake and subtracts for employee usage, irrigation, evaporation, and use in product. (appx. 55%)

City of Lodi, Public Works Department

SUMMARY:

Based on actual monitoring of discharges and comparing results with the number of employees.
(See Exhibits A-1 and A-2 for a more detailed breakdown.)

	\$0.00
Cottage Bakery - 40 E. Neuharth	0.22
Cottage Bakery - School St.	0.83
Alexanders Bakery - Lodi Ave.	0.23
La Campana	0.25
Average:	0.38 * employees per 1.0 SSU
	* Equals appx. 2.6 SSU's per employee.

RECOMMENDATION:

It is conservatively recommended that a bakery category be based on:

1.0 Employees per 1.0 Sewage Service Units

IMPACT:

New Bakery Category	Number of Employees	Current Rate \$ per Mo.	Recommended Rate \$ per Mo.
Alexanders	8	\$ 7.12	\$ 56.96
Cottage Bakery-School St.	24	\$ 21.36	\$ 170.88
Bakers Dozen	4.5	\$ 7.12	\$ 32.04

Additions are noted with Underline and Deletions with **Strikeout**

Lodi Municipal Code, Chapter 13.12
SEWER SERVICE

13.12.180.C

Domestic system service charges.

2. Commercial and industrial user sewage service charges shall be based on the number of sewage service units assigned to each user. The unit of measure for determining the number of sewage service units assigned to each user are as follows:

User Description	Unit of Measure
1. Meeting place, religious	Each 200 seats
2. Meeting place, public	Each 100 seats
3. Hotel, motel without kitchenettes	Each 3 beds
4. Hotel, motel with kitchenettes	Each unit
5. Veterinary clinic	Each 4 employees
6. Post office	Each 15 employees
7. Funeral parlor	Each 3 employees
8. Service station with service garages	Each 2.5 pumps
9. Service station without service garages	Each 7 pumps
10. Car wash, automatic bay	20 SSU's per bay
11. Car wash, self serve bays	2 SSU's per bay
12. School, 8th grade and below	Each 20 students
13. High school	Each 15 students
14. Eating place, seating only	Each 10 seats
15. Eating place, seating and take-out	Each 7 seats
16. Eating place, "pizza parlor"	Each 35 seats
17. Eating place, take-out only	Each 5 employees
18. Lunch truck business	Each 5 employees
19. Laundry, coin-op., reg. mach.	Each 1.5 machines
20. Laundry, coin op., big mach.	Each machine
21. Comm. laundry and dry cleaning	Each 3 employees
22. Dentist's office	Each 5 employees
23. Office, store, warehouse, manufacturer, doctor's, chiropractor's and X-ray offices	Each 8 Employees
24. Grocery store, supermarket (having veg/fruit or butcher/meat sections)	Each 4 employees
25. Bar	Each 20 seats
26. Barber, beauty shop	Each 3 workstations
27. Hospital, convalescent home	Each 3 beds
28. Rest and retirement home	Each 3 beds
29. Mobile home park	Each 1.33 pads
30. RV dump station	Each station
31. <u>Bakery</u>	<u>Each 1 employee</u>

One sewage service unit shall be assigned to each unit of measure. Fees shall be based on a minimum of one sewage service unit and fractions of sewage service units thereafter. At the discretion of the Public Works Director, a commercial user's service charges and/or capacity fees may be based on actual wastewater discharges ~~flows~~ estimated by use of an influent water meter or other appropriate means.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 21, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING


NOTICE IS HEREBY GIVEN that on **Wednesday, February 21, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Amending Lodi Municipal Code 13.12 (Sewer Service) to add "Bakery" to commercial categories

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

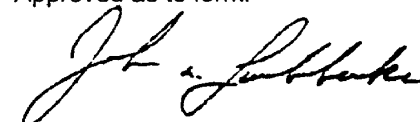
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: January 17, 1996

Approved as to form:


John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - SEWER ORDINANCE

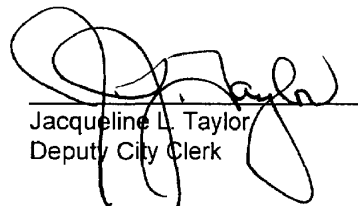
On January 18, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 18, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Deputy City Clerk

MAILING LIST

**ALEXANDER'S BAKERY
1100 West Lodi Avenue
Lodi, CA 95240**

**BAKERS DOZEN
623 East Oak Street
Lodi, CA 95240**

**COTTAGE BAKERY
203 South School Street
Lodi, CA 95240**

**LODI DISTRICT CHAMBER OF COMMERCE
35 South School Street
Lodi, CA 95240**

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

January 10, 1996

Alexander's Bakery
1100 W. Lodi Ave.
Lodi, CA 95240

Bakers Dozen
2401 W. Turner Rd., #290
Lodi, CA 95242

Cottage Bakery
203 S. School St.
Lodi, CA 95240

SUBJECT: Set Public Hearing for February 21, 1996 to Consider Amending
Lodi Municipal Code Chapter 13.12 (Sewer Service) to Add "Bakery"
to Commercial Categories

Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, January 17, 1996, at 7 p.m. The meeting will be held in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

As indicated in the title, the only action will be to set a public hearing date on the item.
Public hearings are usually set for the second following Council Meeting.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for
the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Frank Beeler,
Assistant Water/Wastewater Superintendent, at (209) 333-6740.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk
Assistant Water/Wastewater Superintendent